



Haryana Government Gazette

EXTRAORDINARY

Published by Authority

© Govt. of Haryana

No. 83-2019/Ext.] CHANDIGARH, TUESDAY, MAY 21, 2019 (VAISAKHA 31, 1941 SAKA)

THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Notification

The 21st May, 2019

Detailed Project Information for Registration of Project

No. 3/11-2019 HARERA/GGM (Admn).—



NAME OF THE PROJECT/PHASE



DETAILED
PROJECT
INFORMATION
FOR
REGISTRATION
OF PROJECT

In terms of section 4 of the Real Estate Regulation and Development Act, 2016, an application is required to be made by promoter along with the prescribed fee for registration of its real estate project and shall be inter alia accompanied with the prescribed documents. The Haryana Real Estate Regulatory Authority, Gurugram stipulates various compliances with respect to a real estate project at the time of registration to ensure the veracity and completeness of all the data and documents and therefore the Detailed Project Information (DPI) has been compiled for ready reference of the information submitted by the promoter/developer in respect of the real estate project.

Section 4(2) (m) of the Real Estate Regulation and Development Act, 2016 states that the authority may seek “*such other information and documents as may be prescribed.*” The Detailed Project Information DPI assimilates information in a detailed and comprehensive manner.

From	To
	The Haryana Real Estate Regulatory Authority, Gurugram - 122001

Subject: Detailed Project Information for registration of real estate project.

Sir,

Enclosed is the Detailed Project Information for registration of following real estate project/phase:

1.	Name of the whole project	
2.	Total licensed area of the project	
3.	Name of the promoter/applicant	
4.	Name of the license holder	
Also provide, if to be registered in phases		
5.	Name of the phase to be registered	
6.	Area of the phase to be registered	
7.	Phase number	

Detailed project report, along with annexures is submitted herewith for record of the authority. Index of the documents is enclosed.

Dated:

**Seal and signature of the
applicant/promoter**

Mobile No.:

E-mail Id:

INDEX			
SR. NO.	PART	PARTICULARS	PAGE NO.
1.	A	Project proponents	4
2.	B	Statutory approvals	8
3.	C	<u>Project details</u>	10
4.	C1	Phase details (if phase applied for registration)	13
5.	D	Project land use related information	15
6.	E	Project cost/sale proceeds details	22
7.	F	Specification of construction	26
8.	G	Registration fee	30
9.	H	Details of separate bank account	31
10.	I	Quarterly schedule of physical and financial progress	33
11.	J	Additional details in case of ongoing projects	39
12.	K	Details of projects launched by the promoter in last five years	48
13.	L	Details of pending litigations	49

BRIEF OF THE PROJECT/ PHASE

1.	Application for registration (for whole project/ phase)		
2.	Name of the project/phase (if phase is to be registered)		
3.	(a)	Total licensed area of the project	
	(b)	Area applied for registration	
	(c)	Date of very first license of the project¹	
4.	Location of the project (location of the project is to be given even if phase is to be registered)		
5.	Status of the project (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing)		
6.	(a)	Nature of the project	
	(b)	Nature of the phase	
7.	Planning area(based on development plan)		
8.	Type of zone		
9.	Web address of the project on the website of the promoter		
10.	Email address for communication regarding project		

¹As per Haryana Real Estate (Regulation and Development) Rules, 2017 - Ongoing project means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May 2017 and where development works were yet to be completed on the said date.

Explanation – A project for which license was issued on or before 1st May 2017 and where development works were either pending or not yet started then those projects will be considered as an ongoing project.

In cases where the project is ongoing and the promoter is applying for the phase then the nature of the phase will also be considered as ongoing.

In cases where part of the project was issued part occupation certificate or complete occupation certificate then the area for which OC obtained will be considered as phase – 1 and the remaining area will be divided in other phases.

PART – A – PROJECT PROPONENTS						
1.	Details of project proponents (Details of promoter, license holder, collaborator, developer (BIP holder), third party right holder, authorised signatories, legal representatives, project consultants)					
	1.1	Details of the applicant promoter				
		1.1.1	Names of the applicant-promoter			
		1.1.2	Legal capacity to act as applicant promoter	License holder		
				Collaborator		
				Beneficial interest permission holder		
				Third party rights holder		
				Change of developer		
		1.1.3	Status of the promoter	Individual		
				Proprietorship firm		
				Partnership firm		
				Company		
				Cooperative societies		
				Any other		
		1.1.4	Registered address			
		1.1.5	Corporate/ office address			
		1.1.6	Local address			
		1.1.7	Contact details			
			Mobile No.			
			Landline No.			
E-mail						
Website						
1.1.8	Note: - _____If the licensee/ land owner is developing, marketing and conveying the project, then the license holder is the promoter. If the licensee/ land owner and collaborator have entered into any irrevocable and registered collaboration agreement and license carries the name of collaborator (in this					

			<p>case both are promoters) and registration application and BBA shall be made by collaborator with land owner as conforming party. In this case collaborator is the applicant promoter.</p> <p>If the licensee/ land owner and collaborator (if any) and developer have entered into irrevocable and registered joint development, marketing, sale rights agreement after the license and developer is entering into sale agreement with the buyers, then in case BIP holder is applicant promoter and licensee and collaborator are the conforming parties and also co-promoters.</p> <p>If the licensee for the whole project has transferred the license to 3rd party and that party has applied for the registration, then that 3rd party is the promoter.</p>
	1.2	Details of the license holder(s) (if project consists of more than one license, then license wise details of license holder be given)	
	1.2.1	(a)	License No.
		(b)	Name of the license holder(s)
		(c)	Area of the license
	1.3	Details of the collaborator as per license, if applicable	
	1.3.1	Name of the collaborator	
	1.3.2	Registration no. of the collaboration agreement	
	1.3.3	Registering authority	
	1.3.4	Entry of collaboration agreement in revenue record	
	1.3.5	Terms of collaboration (tick mark and detail out the appropriate)	
		(a)	Sharing of revenue: Sharing ratio between collaborator and land owner
		(b)	Sharing of developed real estate: Sharing ratio of real estate (Details of plots/ apartments to be allotted to land owners' unit wise)
		(c)	Sharing of real estate on FSI basis: Delineate FSI of land owner/s and collaborator
		(d)	Sharing of development rights separately: Delineate the part of project to be developed by land owner/s and collaborator separately
		(e)	Payment of agreed sum to the license holder by the collaborator: Either in lump sum or in instalments mentioned details

	1.4	Details of beneficial interest permission holder, if any	
		1.4.1	Name of beneficial interest permission holder (in case of development agreement and/or marketing agreement entered into after obtaining license either by the collaborator or license holder then details be given of all such developers)
		1.4.2	Beneficial interest permission no. and date issued by Director Town & Country Planning, Haryana
		1.4.3	Details of the other beneficial interest permission holders in the project
	1.5	Contact details of authorised signatory	
		1.5.1	Name
		1.5.2	Designation
		1.5.3	Mobile No.
		1.5.4	Landline No.
		1.5.5	E-mail
	1.6	Contact details of the person authorized to receive authority hearing notices and delivery at the email address shall be treated as deemed service	
		1.6.1	Name
		1.6.2	Address
		1.6.3	Designation
		1.6.4	Mobile No.
		1.6.5	E-mail
	1.7	Contact details of the legal representative if any (advocate appearing on behalf of the promoter) to receive authority hearing notices and delivery at the email address shall be treated as deemed service	
		1.7.1	Name
		1.7.2	Address
		1.7.3	Designation
1.7.4		Mobile No.	
1.7.5		E-mail	

	1.8	Details of project consultants - Architect		
		1.8.1	Name of Architect	
		1.8.2	Mobile No.	
		1.8.3	E-mail	
	1.9	Details of project consultants – Structural Engineer		
		1.9.1	Name of Structural Engineer	
		1.9.2	Mobile No.	
		1.9.3	E-mail	
	1.10	Details of project consultants – Chartered Accountant		
		1.10.1	Name of Chartered accountant	
		1.10.2	Mobile No.	
		1.10.3	E-mail	
	1.11	Details of project consultants – MEP Consultant		
		1.11.1	Name of MEP Consultant	
		1.11.2	Mobile No.	
		1.11.3	E-mail	
1.12	Details of project consultants – Proof consultant			
	1.12.1	Name of proof consultant		
	1.12.2	Mobile No.		
	1.12.3	E-mail		

PART – B – STATUTORY APPROVALS							
1.	Approvals/ NOCs from various agencies for connecting external services						
	Sr. No.	Facility	External/ connecting service to be provided by (Name the agency)		Approval No. and date		
	1.	Roads	All ready connected				
	2.	Water supply	HUDA				
	3.	Sewage disposal	N.A.				
	4.	Storm water drainage	HUDA				
	5.	Electrical Load availability	DHBVN				
2.	Details of statutory approvals.						
	2.1	Statutory approvals required prior to registration					
		Sr. No.	Particulars	Approval No.	Date	Valid upto	Remarks
		1.	License approval				
		2.	Zoning plan approval				
		3.	Building plan / site plan approval				
		4.	Environment clearance approval based on latest approved building plan				
		Note: In case of affordable housing environmental clearance is to be obtained within one year of license and before start of construction.					
	2.2	Approvals either applied for or obtained prior to registration. (These approvals if applied, to be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)					
		1.	Airport height clearance				
		2.	Fire scheme approval				
		3.	Service plan estimates approval				

	2.3	Mandatory approvals if applicable and required before start of construction. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)				
		Sr. No.	Particulars	Approval no.	Date	Remarks
		1.	Forest NOC			
		2.	Natural conservation zone NOC			
		3.	Tree cutting permission/ NOC			
		4.	Forest land diversion			
		5.	Power Line shifting NOC			

<u>PART – C – PROJECT DETAILS</u>								
1.	Project details							
	1.1	Name of the project						
	1.2	Location of the project						
	1.3	(a)	Whether project is to be implemented as whole project or in phases					
		(b)	No. of phases					
	1.4	Total licensed area of the project						
	1.5	Area for registration						
	1.6	Nature of the project						
	1.7	Status of the project to be given, not of the phase even if phase is to be registered (New/ Ongoing)						
	1.8	Licensing authority				Director, Town & Country Planning, Haryana		
	1.9	Total no. of license issued for the project along with validity						
		Sr. No.	License No.	Land area (in acres)	Date of issue	Valid upto	Renewed upto	
		1.						
	1.10	Time schedule for completion of project as a whole						
		1.10.1	Date of construction first commencing in the project					
		1.10.2	Date of sanction of building plan and validity				Date of approval	Validity upto
		1.10.3	Date of issue of environment clearance and validity					
		1.10.4	Present stage of completion in percentage (in case of ongoing project)					
		1.10.5	Date of completion of the project as per BBA					
1.10.6		Projected date of completion of the project as per REP-II						
1.11	Demarcation of the project land							
	1.11.1	Demarcation points of land under project i.e. coordinates of every turning point of outer boundary						

			Points	Latitude	Longitude	
			A.			
			B.			
			C.			
			D.			
	1.11.2	Approach to the project				
		Sr. No.	Description	Existing	Proposed	Revenue rasta
		(a)	Name	Service road	Internal circulation road	NA
		(b)	Width	12 Meters	24 Meters	NA
1.12	Land area details of the whole project as per license and shajra plan					
	1.12.1	License No.				
		Sr. No.	Revenue Estate	Khasra No.	Area	
					Acre	Sq. mt.
		1.				
		2.				
		3.				
		Total licensed area				
1.13	Encumbrances on the land					
	1.13.1	Non-encumbrance certificate regarding land.				
		(a)	No. and date			
		(b)	Revenue authority			
	1.13.2	If the above answer is 'No', mention details of encumbrances on land of the project including				
		(a)	Name of the party in whose favour encumbrance is created			
		(b)	Details of assets mortgaged			
		(c)	Amount of loan borrowed			
		(d)	Interest rate			
		(e)	Period of loan			
		(f)	Date of filing prescribed form with registrar of companies for creation of charge			

			(g)	Date of sanction of loan					
			(h)	Schedule of disbursement of loan					
				Date		Amount			
			(i)	Repayment schedule of loan					
				Date		Amount			
			1.14	Litigation details on land title or otherwise if any on the project					
	Sr. No.	Case no. of date along with title		Complainant	Ground of the court case	Name of the Hon'ble Court	Present Status	Remarks	
	1.								
	2.								
	1.15	Land title search report by an advocate with minimum 10 years of experience							
		(a)	Name of advocate						
		(b)	Bar Enrolment No.						
		(c)	Date of certification						
	1.16	Floor area details of the project and the phase							
1.16.1		Floor area sanctioned for the whole project as per sanctioned building plan	Commercial		Residential				
1.16.2		Floor area of the project achieved so far, if any	Commercial		Residential				
1.16.3		Balance floor area in the total project to be achieved	Commercial		Residential				

PART – C1 – PHASE DETAILS (if phase applied for registration)							
1.	Details of the phase to be registered (if applicable i.e. when project is to be developed in phases and not in one-go)						
	1.1	Name of the phase to be registered					
	1.2	Phase no. for which registration required					
	1.3	Area of the phase for registration					
	1.4	Nature of the phase					
	1.5	Status of the phase Whether the phase is new or ongoing					
	1.6	Permission for phase from DTCP Haryana, No. and date of approval					
	1.7	Time schedule for completion of the phase applied for registration					
	1.7.1	Date of commencement of the phase to be registered					
		(a)	Date of commencement if the phase is new				
		(b)	In case of ongoing phase, date when construction was commenced				
	1.7.2	Present stage of completion in percentage (in case of ongoing phase)					
	1.7.3	Date of completion of the phase as per BBA					
	1.7.4	Projected date of completion of the phase as per REP-II					
	1.8	Details of the phases (Highlight the phase to be registered)					
1.8.1	Phase wise detail of license area						
	Phase No.	Land area (in acres)	Date of commencement of phase	Completion date (Projected in case of new and future phases or actual in case completed phases)	Mention the relevant 1. OC obtained 2. OC applied 3. Registration applied 4. Registration to be applied for future phases		

			Phase 1	4.66	20.06.2018	19.05.2023 (Upto date of validity of EC)	N.A.
			Phase 2	7.161	20.06.2019	10.09.2024 (Upto date of one more renewal of license for 5 years or as decided by DTCP, Haryana)	N.A.
			Total No. of phase	02	Total area of all phases (in acres)	12.125	
1.9	Land details of the phase under registration- phase No. 1						
	Sr. No.	Revenue Estate	Khasra No.	Area			
				Acre	Sq. mt.		
	1.	Sohna	56//13				
	2.	Sohna	56//09/01				
	3.	Sohna	56//12/02				
	4.	Sohna	56//19/01				
	5.	Sohna	56//18				
	6.	Sohna	56//14				
	7.	Sohna	56//17				
	8.	Sohna	55//18				
	9.	Sohna	55//17				
	Total area						
2.	Floor area details of the project and the phase						
	2.1	Floor area sanctioned for the whole project as per sanctioned building plan			Commercial	Residential	
	2.2	Floor area of the project achieved so far, if any			Commercial	Residential	
	2.3	Balance floor area in the total project to be achieved			Commercial	Residential	

PART – D – PROJECT LAND USE RELATED INFORMATION							
1.	Land utilization details - allocation of whole project licensed land in various land uses and activities.						
	Sr. No.	Land Usage	For the project		For the phase to be registered Phase No. _____		
			Acres	Sq. mt.	Acres	Sq. mt.	
	1.	Area under plots					
	2.	Area under apartments					
	3.	Area under commercial units					
	4.	Area under roads and pavements					
	5.	Area under parks, green belts, playgrounds and open spaces					
	6.	Area under community facilities					
		6.1	Hospital/ dispensary				
6.2		Club house/ community centre					
6.3		Schools and other related community building					
6.4		Police post					
6.5		Fire station					
6.6		Maintenance office					
6.7		Infrastructure sites					
		6.7.1	Electric sub-station				
		6.7.2	Sewerage treatment plant				
	6.7.3	Solid waste management plant					
	6.7.4	Rain water harvesting system					
7.	Open parking area						
8.	Any other utility / facility						
	1.						
	2.						
	3.						
	4.						
9.	Balance area not included above						
10.	Total licensed area						

2.	Area statement and no. of units in the project and phase, if phase is to be registered						
	PLOTTED COLONY						
2.1	Area statement of the project and phase, if phase is to be registered						
	Sr. No.	Description	For project		For the phase to be registered		
			Acres	Sq. mt.	Acres	Sq. mt.	
	1.	Total licensed area					
	2.	Area under undetermined use, if any					
	3.	Net planned area					
	4.	Area to be transferred to government for circulation roads free of cost					
	5.	Area under residential plots (maximum 51% generally and in case of Deen Dayal Jan Awas Yojana maximum 61% - saleable plot area)					
	6.	Ground area under commercial use (maximum 4%)					
	7.	Commercial area for sale [FAR - 1.75]					
2.2	Total number of plots in the project and phase						
	Sr. No.	Description		For project		For the phase to be registered	
	1.	Total plots					
	2.	Number of EWS plots (@20% of total)					
	3.	Number of NPNL plots (@25% of total)					
	4.	Balance plots					
2.3	Details of plots - block wise (if project is taken up in phases then details of plots for the phase to be registered be given)						
	Sr. No.	Type	Size (mt.)		Area (sq.mt.)	No. of units	Total Area (sq.mt.)
			W	L			
		Total					
2.4	Details of community facilities (if project is taken up in phases then phase wise)						
	(A) Community facilities to be handed over to the association of allottees and which shall not be charged separately from the allottees and which form part of basic sale price						

Sr. No.	Name of facility	Details of facility		In which phase to be developed	
		Size	Cost		
1.	Club				
2.	Community Centre				
(B) Community sites to be handed over to the competent authority or association of allottees or to third party or retained by the promoter and to be constructed by the concerned and cost of construction not forming part of basic sale price					
Sr. No.	Name of facility	Details of facility		Name of agency to whom it is to be handed over	In which phase to be developed
		Size	Cost		
1.	School				
2.	Commercial				
OR					
GROUP HOUSING					
2.1 Area statement of the project and phase, if phase is to be registered					
Sr. No.	Descriptions	For project		For the phase to be registered	
		Acres	Sq. mt.	Acres	Sq. mt.
1.	Total licensed area				
2.	Ground coverage (maximum 35%)				
3.	Area under green (minimum 15%)				
4.	Area under commercial use (maximum 0.5%)				
5.	Saleable floor area (FAR for group housing general - 1.75 – TOD 3.5)	-			
6.	Commercial saleable area (in general case FAR - 1.75 and in case of TOD FAR- 3.5)	-			
7.	Area to be transferred to government for circulation roads free of cost				
2.2 Total number of units in the project and phase if any					
Sr. No.	Descriptions	For project as a whole		For the phase to be registered	
1.	Total units in the colony	846			
2.	Number of EWS units (@15% of total)	130			
3.	Balance units	716			

2.3	Details of units - tower wise (if project is taken up in phases then details of units, phase wise and tower wise)					
	Sr. No.	Tower No./ Name	Type of apartment	Carpet area (in sq. mtrs.)	No. of apartments	Total Area
	1.	A-01		111.105	34	3777.57
				118.028	02	236.056
				87.63	02	175.26
				99.964	32	3198.848
				81.75	93	7602.75
	2.	B-01		93.126	02	186.252
				88.5	02	177
				75.169	02	150.338
				75.09	4	300.36
				75.666	02	151.332
	3.	C-01		99.94	34	3397.96
				105.143	02	210.286
				80.005	34	2720.17
				66.764	36	2403.504
	4.	D-01		57.132	68	3884.976
				53.966	02	107.932
				65.05	02	130.1
				16.1	123	1980.3
	5.	EWS		16.06	07	112.42
	Total				483	30903.41
2.4	Details of commercial units as part of commercial component such as convenient shopping etc. in case of group housing project.					
	Details of units (if project is taken up in phases then details of units, phase wise and tower wise)					
	Sr. No.	Tower No./ Name	Type of units	Carpet area (in sq. mtrs.)	No. of units	Total Area
	1.	Commercial	A			
			B			
			C			
2.5	Details of community facilities (if project is taken up in phases then phase wise)					
	(A) Community facilities to be handed over to the association of allottees and which shall not be charged separately from the allottees and which form part of basic sale price					

Sr. No.	Name of facility	Details of facility		In which phase to be developed	
		Size	Cost		
1.	Club				
2.	Community Centre				
(B) Community sites to be handed over to the competent authority or association of allottees or to third party or retained by the promoter and to be constructed by the concerned and cost of construction not forming part of basic sale price					
Sr. No.	Name of facility	Details of facility viz size cost etc.		Name of agency to whom it is to be handed over	In which phase to be developed
		Size	Cost		
1.	School				
2.	Commercial				
OR					
COMMERCIAL COLONY/ CYBER PARK					
2.1 Area statement of the project and phase, if phase is to be registered					
Sr. No.	Descriptions	For project		For phase under registration	
		Acres	Sq. mt.	Acres	Sq. mt.
1.	Total licensed area				
2.	Ground coverage				
3.	Commercial saleable area (in general case FAR - 1.75 and in case of TOD FAR- 3.5)				
4.	Area to be transferred to government for circulation roads (free of cost)				
2.2 Details of units (if project is taken up in phases then phase wise)					
Sr. No.	Tower No./ Name	Type of unit	Carpet area (in sq. mtrs.)	No. of units	Total carpetarea
1.					
2.					
3 Parking details of the project and phase, if phase is to be registered					
3.1 Parking details					
Sr. No.	Description	No. of saleable units	No. of non-saleable units	Total area	
1.	Underground parking				
2.	Stilt parking				
3.	Covered parking				

	4.	Open parking				
	5.	Independent garages				
3.2	Parking Calculation					
	Sr. No.	Descriptions	Factor/Norm	Calculations		
				For project	For phase under registration	
	1.	Total No. of Units				
		Main units				
		EWS Units				
	2.	Calculation of Parking				
		No. of main units				
		ECS	1.5			
		Total Parking spaces (required)	-			
	3.	Parking (Required)				
		Covered parking (basement/stilt)	75%			
		Remaining (surface)				
	4.	Covered Parking (Proposed)				
		a.	Basement Parking (Proposed)			
			No. of Parking provided			
			Area per ECS	32 sqm.		
			Basement Area	Parking unit*32		
		b.	Stilt Parking (Proposed)			
			No. of Parking provided			
			Area per ECS	28 sqm.		
			Stilt Area	Parking unit*28		
	5.	Open Parking (Proposed)				
		a.	No. of Parking provided			
			Area per ECS	23 sqm.		
			Surface Area	Parking unit*23		
	6.	Total Parking (Proposed)		Basement + Stilt + Surface		

PART – E – PROJECT COST/SALE PROCEEDS DETAILS							
1.	Project cost details (in lacs)						
	Sr. No.	Component			Amount in lacs		
					Whole project	For phase (to be worked out)	
	1.	Total land cost					
		(a)	Land cost as per registration				
		(b)	Conversion charges(as per LOI)				
		(c)	License fee(as per LOI)				
	2.	External Development Charges, (provide calculation as per LOI)					
		Type	Area under component (acre)		Interim rates of EDC (lacs)		
			Project	phase			
		Plotted					
		Group housing					
		commercial					
		3.	Internal Development Works (provide calculation as per LOI)				
	Type		Area under component (acre)		Interim rates of IDW(lacs)		
	Plotted						
	Group housing						
	4.		Infrastructure Development Charges (as per LOI)				
	5.	Cost of construction(apartment + commercial units)					
	6.	Cost of construction of community facilities					
		Type	Area (sqm.)	Rate (per sqm.) Total			
		Total					

	7.	Other costs			
	1.	Administrative cost			
	2.	Marketing cost			
	3.	Interest to financial institutions			
	4.	Renewable			
	5.	Taxes			
	6.	Cess			
	7.	Any other			
8.	Total(1+2+3+4+5+6+7)				
2.	Internal development works				
Sr. No.	Name of the facility		Estimated cost		
			For project as a whole	For phase to be registered (if applicable)	
1.	Services				
i.	Internal roads and pavements				
ii.	Water supply system				
iii.	Storm water drainage				
iv.	Electricity supply system				
v.	Sewerage system				
vi.	Street lighting				
vii.	Security and fire-fighting				
viii.	Play grounds and parks				
ix.	Renewable energy system				
x.	Parking				
xi.	STP				
xii.	Underground water tank				
xiii.	Rain water harvesting				
xiv.	Electrical sub station				
xv.	Construction of circulation road (such as 18m/24m/30m as per conditions of license)				
xvi.	Sub-Total [(i) to (xv)]				

	2.	Community buildings to be constructed and transferred to RWA or competent authority						
		i.	Community centre					
		ii.	Others					
		iii.	Sub Total					
	3.	Community building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority (estimated cost to be indicated if promoter intends to construct)						
		i.	Schools					
		ii.	Club house					
		iii.	Hospital and dispensary					
		iv.	Others					
		v.	Sub Total					
	4.	Total cost of IDW (1+2+3)						
	5.	Total project cost (8+4)						
		Area in acres						
		Internal development cost per acre						
		Internal development cost per acre as per the norms						
	6.	Estimate of cost of construction						
		Sr. No.	Description			For project as a whole		For phase to be registered
		6.1	Total floor area in sq.mtr.					
		6.2	Per sq.mtr. cost of construction					
		6.3	Total cost of construction (in lacs.)					
7.	Sale proceeds and returns of the project and phase if applicable							
	7.1	Total estimated sale value of units/ plots/ apartment/ sale proceeds						
				For the project as a whole		For the phase to be registered		
		Component	Average Rate	Area (sq. ft.)	Estimated sale proceeds	Area	Estimated sale proceeds	
		Apartments						
		Commercial						
		Community facilities						
		Garages						

		Estimated total sale proceeds			
		7.2	Total cost (as per serial no. 5)		
	8.	Return from the project (7.1-7.2)			
	9.	Financial resources of the project and phase			
		Sr. No.	Description	For project (amount in crores)	For phase (amount in crores)
		9.1	Equity by the promoters		
		9.2	Loan or advances		
		9.2.1	From financial institutions/banks		
		9.2.2	From other sources		
		9.3	Others		
		9.4	Instalments from allottees before completion (sold inventory instalments)		
		Total			

PART – F – SPECIFICATION OF CONSTRUCTION				
1.	Specification of apartments and other buildings including the following: -			
	Sr.No.	Description	Specification	Range of costing
	1.	Flooring details of various parts of the house		
	2.	Wall finishing details		
	3.	Kitchen details		
	4.	Bathrooms fittings		
	5.	Wood work		
	6.	Doors and window frames (mention material to be used for finishing)		
	7.	Glass works		
	8.	Electrical fittings		
	9.	Conduiting and wiring details		
	10.	Cupboard details		
	11.	Water storage		
	12.	Lift details		
	13.	External glazing		
	13.1	Windows/ glazing		
	14.	Doors		
	14.1	Main door		
	14.2	Internal doors		
	15.	Air conditioning		
	16.	Electrical fittings		
	17.	CNG pipe line		
	18.	Provision of wi-fi and broad band facility		
	19.	External finishing / Colour scheme		
2.	Finishing/specification unit wise			
	1.	Living/ Dining/ Foyer/ Family Lounge		
	1.1	Floor		

		1.2	Walls		
		1.3	Ceiling		
	2.	Master Bed room/ Dress room			
		2.1	Floor		
		2.2	Walls		
		2.3	Ceiling		
		2.4	Modular Wardrobes		
	3.	Master Toilet			
		3.1	Floor		
		3.2	Walls		
		3.3	Ceiling		
		3.4	Counters		
		3.5	Sanitary ware/ CP Fittings		
		3.6	Fitting/ Fixtures		
	4.	Bed Rooms			
		4.1	Floor		
		4.2	Walls		
		4.3	Ceiling		
		4.4	Wardrobes		
	5.	Toilet			
		5.1	Floor		
		5.2	Walls		
		5.3	Ceiling		
		5.4	Counters		
		5.5	Sanitary Ware/ CP Fittings		
		5.6	Fixtures		
	6.	Kitchen			
		6.1	Floor		
		6.2	Walls		
		6.3	Ceiling		

		6.4	counters		
		6.5	Fixtures		
		6.6	Kitchen appliances		
	7.	Utility rooms/ utility balcony/ toilet			
		7.1	Floor		
		7.2	Walls & ceiling		
		7.3	Toilet		
		7.4	Balcony		
	8.	Sit-Outs			
		8.1	Floor		
		8.2	Walls & ceiling		
		8.3	Railings		
		8.4	Fixtures		
3.	SPECIFICATION OF COMMUNITY BUILDINGS				
	Specification of community centres / club / primary schools / creche including the following				
	1.	Flooring details of various parts of the community buildings			
	2.	Wall finishing details			
	3.	Kitchen details			
	4.	Bathrooms fittings			
	5.	Wood work			
	6.	Doors and window frames (mention material to be used for finishing)			
	7.	Glass works			
	8.	Electrical fittings			
	9.	Conduiting and wiring details			
	10.	Cupboard details			
	11.	Water storage			
	12.	Lift details			
	13.	External glazing			
		13.1	Windows/ glazing		

	14.	Doors		
		14.1	Main door	
		14.2	Internal doors	
	15.	Air conditioning		
	16.	Electrical fittings		
	17.	CNG/ PNG pipe line		
	18.	Provision of wi-fi and broad band facility		
	19.	External finishing / colour scheme		
	20.	Internal finishing		

PART – G – REGISTRATION FEE						
1.	Details of registration fee, processing fee and late fee					
	1.1	Fee to be paid				
		Registration fee				
		Processing fee				
		Late fee				
	1.2	A.	Fee deposited (through demand draft)			
			DD no.	Dated	Amount	Issuing branch
			Total amount paid			
		B.	Fee deposited (through online payment)			
			RTGS/ NEFT No.	Date	Amount	
			Total amount paid			
1.3	Deficit fee					
2.	Bank details of HARERA for online payments					
	2.1	Bank name and address	ICICI BANK LIMITED SCO – 59 & 60, Old Judicial Complex, Near More Chowk, Sector – 15, Gurugram - 122001			
	2.2	IFSC Code	ICIC0001031			
	2.3	Bank account no.	103101002050			
	2.4	Bank branch code				

PART – H – DETAILS OF SEPARATE BANK ACCOUNT		
1.	Details of Master bank account of the project where all sale proceeds from allottees shall be deposited. This A/c no. is to be intimated to allottees for depositing due payments to the promoter. Monies realised by promoter from allottees has to be deposited in this A/c only and in no other A/c. Account A-MASTER BANK A/C-No Lien A/C, no other proceeds shall be deposited.	
	1.1	Name of the bank account holding entity
	1.2	Bank account no.
	1.3	PAN No. of the bank account holding entity
	1.4	Bank/ Bank account details
	1.4.1	Bank and branch address
	1.4.2	IFSC code
	1.4.3	MICR code
2.	1.4.4	Branch code
	Details of Separate RERA compliant bank account of the project if implemented in one go otherwise details of RERA bank account of the phase to be registered be given, where 70% of the proceed will be deposited (withdrawals for land cost and cost of construction only after incurred and paid and no loan and no lien) – Account B-SEPARATE RERA COMPLIANT BANK A/C- No Lien A/C	
	2.1	Name of the bank account holding entity
	2.2	Bank account no.
	2.3	PAN no. of the bank account holding entity
	2.4	Bank/ bank account details
	2.4.1	Bank branch address
	2.4.2	IFSC code
	2.4.3	Branch code
	2.5	Authorized person ordinarily operating the bank account
	2.5.1	Name
	2.5.2	Designation
	2.5.3	Address
	2.5.4	Mobile no.
2.5.5	E-mail- id	

		2.5.6	Aadhaar no.	
		2.5.7	Board resolution for authorizing bank account operation	
		(a)	Resolution no.	
		(b)	Resolution date	
3.	Details of Promoter Free bank account of this project where 30% amount shall be deposited after depositing 70% amount realised from the allottees in RERA bank account of the project – Account C- PROMOTER'S FREE BANK A/C			
	3.1	Name of the bank account holding entity		
	3.2	Bank account no.		
	3.3	PAN No. of the bank account holding entity		
	3.4	Bank/ bank account details		
		3.4.1	Bank branch address	
		3.4.2	IFSC code	
		3.4.3	Branch code	
4.	Bank loans to be deposited in the Promoter Free bank A/C where lien may be created and where 30% amount realised from the allottees is deposited.			
	4.1	Bank/ bank account details		
		4.1	Bank and branch address	
		4.2	IFSC code	
		4.3	MICR code	
		4.4	Branch code	
		4.5	Account in which disbursement made	
		4.6	Account from which repayment shall be made	
		4.7	Any other bank account being operated by the applicant	

*Affidavit/ indemnity bond from the financial institution undertaking to abide by the provision of RERA to be submitted alongwith.

Note: In the eventuality of projects where total receivables are less than the cost of completing the project at any stage then onwards 100% amount may be ordered to be deposited in separate RERA compliant bank A/C till situation is eased.

PART – I –QUARTERELY SCHEDULE OF PHYSICAL AND FINANCIAL PROGRESS								
1.	Quarterly schedule of physical progress plot wise (in case of plotted colony)							
	Block wise							
	Sr. No.	Particulars	No. of plots	Estimated no. of plots for which laying down of services complete till the date of application	Tentative completion date	Apr-June	July-Sep	Oct-Dec
	1.	Block 1						
	2.	Block 2						
	3.	Block 3						
	4.	Block 4						
	5.	Block 5						
Total plots								
OR								
1.	Quarterly schedule of physical progress apartment/unit wise (in case of group housing)							
	Tower wise							
	Sr. No.	Particulars	No. of apartments /units	Estimated No. of apartments/ units complete in all respect ready for applying occupation certificate	Tentative completion date	Apr-June	July-Sep	Oct-Dec
	1.	Tower 1						
	2.	Tower 2						
	3.	Tower 3						
	4.	Tower 4						
	5.	Tower 5						
Total apartments/units								

2.	Tentative quarterly schedule of physical progress stage wise (in case of group housing/ commercial colony)								
	Tower wise: Tower No.								
	Sr. No.	Particulars	% of completion till the date of application	Tentative completion date	Apr-June	July-Sep	Oct-Dec		
	1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)							
	2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)							
	3.	MEP							
		(a)	Mechanical (lifts, ventilation, etc.)						
		(b)	Electrical (conduiting, wiring, fixtures, etc.)						
		(c)	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)						
	4.	Finishing							
		(a)	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)						
		(b)	External (plaster, painting, facade, etc.)						

3.	Tentative quarterly schedule of physical progress of infrastructure and services								
	Particulars	% of completion till the date of application	Tentative completion date	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sept
	Infrastructure								
	Services								
	Roads and Pavements								
	Parking								
	Water Supply								
	Sewerage								
	Electrification								

	Jan-March									
	Apr-Jun									
	Jul-Sep									
	Oct-Dec									
	Jan-March									
	Apr-Jun									
	Jul-Sep									
	Oct-Dec									
	Jan-March									
	Apr-Jun									
	Jul-Sep									
	Oct-Dec									
	Jan-March									
	Apr-Jun									
	Jul-Sep									
	Oct-Dec									
	Jan-March									
	Apr-Jun									
	Jul-Sep									
	Oct-Dec									
	Total									
5.	Statement of quarterly estimated sources of funds for the project (if project is implemented in one go), otherwise, for the phase applied for registration – [INR (in Lacs)]									
Items of Sources of funds Quarter ⇒ ⇩	Sale proceeds	Temporarily funding /loan disbursement from other sources	Loans disbursement from Banks & Financial Institutions	Others (Equity etc.)	Total estimated available funds during the quarter	Cumulative availability of funds				
Up to date of submission of application for registration										
Apr-Jun, 2018										
Jul-Sep, 2018										
Oct-Dec, 2018										
Jan-March, 2019										
Apr-Jun, 2019										
Jul-Sep, 2019										
Oct-Dec, 2019										

Jan-March, 2020						
Apr-Jun, 2020						
Jul-Sep, 2020						
Oct-Dec, 2020						
Jan-March, 2021						
Apr-Jun, 2021						
Jul-Sep, 2021						
Oct-Dec, 2021						
Jan-March, 2022						
Apr-Jun, 2022						
Jul-Sep, 2022						
Oct-Dec, 2022						
Jan-March, 2023						
Apr-Jun, 2023						
Jul-Sep, 2023						
Oct-Dec, 2023						
Total						
6.	Statement of net cash flow (for the project if project is implemented in one go, otherwise, for the phase applied for registration)- [INR (In Lacs)]					
Particulars Quarter ⇨ ⇩	Total estimated expenditure during the quarter	Total estimated fund availability during the quarter	Net cash flow during the quarter	Cumulative cash flow till end of the quarter		
Up to date of submission of application for registration						
Apr-Jun, 2018						
Jul-Sep, 2018						
Oct-Dec, 2018						
Jan-March, 2019						
Apr-Jun, 2019						
Jul-Sep, 2019						
Oct-Dec, 2019						
Jan-March, 2020						
Apr-Jun, 2020						
Jul-Sep, 2020						
Oct-Dec, 2020						

Jan-March, 2021				
Apr-Jun, 2021				
Jul-Sep, 2021				
Oct-Dec, 2021				
Jan-March, 2022				
Apr-Jun, 2022				
Jul-Sep, 2022				
Oct-Dec, 2022				
Jan-March, 2023				
Apr-Jun, 2023				
Total				

Note: -Add and Delete the columns according to your particulars.

PART – J– ADDITIONAL DETAILS IN CASE OF ONGOING PROJECTS								
1.	Time lines of the project							
	1.1	Time schedule for completion						
		1.1.1	Start date					
		1.1.2	Original date of completion					
		1.1.3	Revised date of completion					
		1.1.4	Percentage completion of the project (physical)					
		1.1.5	Percentage completion of the project (financial)					
	1.2	Time schedule for development of infrastructure						
		1.2.1	Start date					
		1.2.2	Percentage completion					
		1.2.3	Projected date of completion					
	1.3	Details of partial occupation certificates						
		1.3.1	(a)	Occupation certificates no.				
			(b)	Date				
			(c)	Issuing authority				
			(d)	Details of the buildings				
	2.	Status of the inventory						
		PLOTTED COLONY						
		2.1	Plots details					
Sr. No.			Block no.	Plot type	Plot size	Total no. of plots	No. of sold plots upto the date of application	No. of unsold plots
1.								
2.								
3.								
4.								
Total								

	2.2	Commercial units						
		Sr. No.	Type	Carpet area (in sq. mtrs.)	Total no. of units	No. of sold units upto the date of application	No. of unsold units	
		1.						
		2.						
		3.						
	2.3	Community facilities to be handed over to the association of allottees or competent authority and which shall not be charged separately from the allottees and which form part of basic sale price						
		Sr. No.	Name of facility	Plot area (in sq. mtr.)	Floor area (in sq. mtr.)	Status of construction		
		1.	School					
		2.	Community centre					
	2.4	Community sites to be handed over to the competent authority or association of allottees or to third party or retained by the promoter and to be constructed by the concerned and cost of construction not forming part of basic sale price.						
		Sr. No.	Name of facility	Plot area (in sq. mtr.)	Construction status	Site transfer status and agency to whom proposed to be transferred		
		1.	Club					
		2.	commercial					
OR								
GROUP HOUSING								
	2.1	Apartment details						
		Sr. No.	Tower no. / name	Type of apartment	Carpet area (in sq. mtrs.)	No. of apartments	No. of sold units upto the date of application	No. of unsold units
		1.						
		2.						
		3.						
	Total							

	2.2	Commercial units in case of group housing/ commercial colony/ IT park					
		Sr. No.	Type	Carpet area (in sq. mtrs.)	Total no. of units	No. of sold units upto the date of application	No. of unsold units
		1.					
		2.					
		3.					
	2.3	Community facilities to be handed over to the association of allottees or competent authority and which shall not be charged separately from the allottees and which form part of basic sale price					
		Sr. No.	Name of facility	Plot area (in sq. mtr.)	Floor area (in sq. mtr.)	Status of construction	
		1.	School				
		2.	Community centre				
		2.4	Community sites to be handed over to the competent authority or association of allottees or to third party or retained by the promoter and to be constructed by the concerned and cost of construction not forming part of basic sale price.				
	Sr. No.		Name of facility	Plot area (in sq. mtr.)	Construction status	Site transfer status and agency to whom proposed to be transferred	
	1.		Club				
	2.		commercial				
	OR						
		COMMERCIAL COLONY/ IT PARK					
2.1		Commercial units					
		Sr. No.	Type	Carpet area (in sq. mtrs.)	Total no. of units	No. of sold units upto the date of application	No. of unsold units
		1.					
		2.					
		3.					

3.	Physical progress of the project						
	3.1	Plotted development status					
		Sr. No.	Particulars	No. of plots	% of plots for which laying down of services complete till the date of application	Whether partial completion obtained	No. of plots for which possession given
		1.	Block 1				
		2.	Block 2				
		3.	Block 3				
		4.	Block 4				
5.		Block 5					
OR							
3.1	Details of towers in case of group housing						
	Sr. No.	Type of tower	% of completion certificate obtained	Whether occupation certificate obtained	Likely completion date	Remarks	
	1.	Tower 1					
	2.	Tower 2					
	3.	Tower 3					
	4.	Tower 4					
	5.	Tower 5					
	Overall						
OR							
3.1	Commercial						
	Sr. No.	Tower/ block	Type of shops	Whether occupation certificate obtained	% of completion	Likely completion date	Remarks
	1.	Tower 1					
	2.	Tower 2					
	3.	Tower 3					
	4.	Tower 4					
	5.	Tower 5					
	Overall						

4.	Status of infrastructure development						
	Components		Estimated expenditure planned to be incurred	Actual expenditure incurred upto the date of application	% of financial expenditure of the estimated expenditure on the component	% of physical completion of the component	Likely completion date
	Services						
	i.	Roads and Pavements					
	ii.	Parking					
	iii.	Water Supply					
	iv.	Sewerage					
	v.	Electrification					
	vi.	Storm Water drainage					
	vii.	Parks and Play grounds					
	viii.	Street Light					
	ix.	Renewable energy system					
	x.	Security and Firefighting services					
	xi.	STP					
	xii.	Underground tank					
xiii.	Rain water harvesting						
xiv.	Electrical sub station						

5.	Project component wise expenditure details (in lacs)						
	Sr. No.	Component	Amount in lacs (for the whole project)	Expenditure incurred so far	% expenditure of the estimated cost of the component	% physical progress if applicable	
	1.	Land cost					
	2.	External Development Charges,					
	3.	Infrastructure Development Charges					
	4.	Internal Development Works,					
	5.	Cost of construction					
	6.	Cost of construction of community buildings					
	7.	Other costs					
	8.	Total cost					
6.	Statement of calculation of receivables from the sales of the ongoing real estate project:						
	6.1	Booked inventory					
	In case of plotted colony						
	Sr. No.	Block No.	No. of plots	Area (in sq. mtrs.)	Total unit consideration amount as per agreement/ letter of allotment	Received amount upto end of reporting period	Balance amount as on end of reporting period
		*					

In case of group housing colony/commercial building							
Sr. No.	Tower No.	No. of flats/unit	Carpet area (in sq. mtrs.)	Area of exclusive balcony/veranda/covered car parking (sq. mtrs.)	Total unit consideration amount as per agreement/ letter of allotment	Received amount upto end of reporting period	Balance amount as on end of reporting period
	*						
6.2	Unsold inventory (This must be as per cost price and not sale price)						
Valuation of the plots Rs _____ sq. mtrs.							
In case of plotted colony							
Sr. No.	Block	No. of plots	Area (in sq. mtrs.)	Estimated amount of sale proceeds			
1.							
2.							
3.							
Valuation of apartment/ commercial premises Rs. _____ per sq. mtrs. carpet area							
Sr. No.	Tower no.	No. of flats/apartments/units	Carpet area (in sq. mtrs.)	Area of exclusive balcony/veranda/covered car parking (sq. mtrs.)	Estimated amount of sale proceeds		
1.							
2.							
3.							
7.	Financial viability of the project [INR (In Lacs)]						
1.	Net expected gain/ profit						
	Sr. No.	Description	Details				
	1.1	Total estimated cost					
	1.2	Total estimated sales proceeds					
	1.3	Net expected gains/profit, keeping in view the market trends.					
2.	Estimated cost details for completion of the project						
	2.1	Cost incurred up to the date of application (other than land)					
	2.2	Cost incurred towards land cost					
	2.3	Estimated balance cost to be incurred for completion of the project					

	3.	Estimated detail of sales proceeds from existing allottees	
	3.1	Total amount which is to be collected from the existing allottees.	
	3.2	Amount already collected up to the date of application from existing allottees	
	3.3	Balance amount of receivables from the existing allottees	
	4.	Expected sales proceeds from unsold inventory	
	4.1	Value of unsold inventory (at cost price)	
	5.	Estimated receivables of ongoing project sum of (3.3+4.1)	
	6.	Amount to be deposited in separate RERA bank account – 70% or 100%	(If 5 is greater than 2.3, then 70% of the balance receivables of ongoing project will be deposited in RERA bank account If 5 is lesser than 2.3, then 100% of the balance receivables of ongoing project will be deposited in designated account)
	7.	Source of funding	
	7.1	Loan	
	7.2	Advances	
	7.3	Any other debt or equity sources	
	7.4	Equity by promoter	
	7.5	Other funding if any	
	8.	Bank Loans	
	8.1	Sanctioned	
	8.2	Disbursed	
	8.3	Balance to be drawn	
	9.	Charge of financial institution on :	
9.1	Unsold inventory		
9.2	Sold inventory		
10.	Repayment schedule of loan from financial institution		
10.1	Date	Amount	
11.	Gap in the funding		
12.	Plan to bridge the gap in funding		

Note: (*) extend as per requirement.

PART – K –DETAILS OF PROJECTS LAUNCHED BY THE PROMOTER IN LAST FIVE YEARS					
Sr. No.	Project Name/ Location/ Type/ Address/ HARERA Registration No.	Area in Acres/ Floor area in Sq. mtrs.	Committed date of handing over of possession / Actual date of handing over the possession	Completion Status (physical in % terms)	Completion Status (financial expenditure in % terms)
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					
19.					
20.					
21.					

*Please indicate if any project/ sister company of the promoter has been referred to CIRP under the IBC 2016.

PART – L –DETAILS OF PENDING LITIGATIONS				
Sr. No.	Case no. and date	Title	Name of the Hon'ble Court	Present status
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				

FORM 'REP-II'*[See rule 3(3)]***DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER****Affidavit cum Declaration**

Affidavit cum Declaration of Mr./Ms. _____ promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, _____ [promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That [I/promoter] [have/has] a legal title to the land on which the development of the project is proposed

Or

_____ [have/ has] a legal title to the land on which the development of the proposed project is to be carried out

and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.

Or

That details of encumbrances _____ including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me/promoter] is _____.
4. That seventy per cent of the amounts realised by [me/promoter] for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.

9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this ____ day of _____.

Deponent

STATUS OF NECESSARY DOCUMENTS ANNEXED WITH THE DPI					
FOLDER – A					
1.	License related documents				
	Sr. No.	List of documents	Folder Name	Tick mark if provided	Remarks
	1.	License with renewal copies, if any	A1		
	2.	LOI	A2		
	3.	LC-IV	A3		
	4.	BIP/COD (if applicable)	A4		
	5.	Collaboration agreement (if applicable)	A5		
	6.	Project report along with brochure of current project and project photos	A6		
2.	Land related documents				
	1.	Sale deed	A7		
	2.	Mutation copy	A8		
	3.	Jamabandi copy	A9		
	4.	Aks-shajra	A10		
	5.	Information to revenue department	A11		
	6.	Land title search report	A12		
	7.	Non-encumbrance certificate	A13		
	8.	Prescribed form ROC	A14		
3.	Statutory approvals				
	Sr. No.	Documents	Folder Name	Tick mark if provided	Remarks
	1.	Environment clearance approval	A15		
	2.	Airport height clearance	A16		
	3.	Fire scheme approval/sanction letter	A17		
	4.	Building plan approval letter (BR-III)	A18		

	5.	Service plans and estimates approval/ sanction letter only	A19		
	6.	Electrical load availability connection	A20		
	7.	Forest NOC	A21		
	8.	Natural conservation zone NOC	A22		
	9.	Tree cutting permission/ NOC	A23		
	10.	Forest land diversion	A24		
	11.	Power line shifting NOC	A25		
	12.	HUDA construction water NOC	A26		
	13.	Mining permission	A27		
FOLDER B					
4.	Details of the project proponents				
	I.	Details of the promoter in case of Individual			
		Sr. No.	Documents	Folder Name	Tick mark if provided
		1.	Copy of address proof of business	B1	
		2.	Copy of PAN Card	B2	
		3.	Copy of Aadhaar Card	B3	
		4.	Copy of passport	B4	
	II.	Details of promoter in case of Sole Proprietorship Firm			
		Sr. No.	Documents	Folder Name	Tick mark if provided
		1.	Copy of address proof of Proprietorship Firm	B1	
		2.	Copy of PAN Card	B2	
		3.	Copy of Aadhaar Card	B3	
		4.	Copy of TAN	B4	
		5.	Copy of GST Certificate	B5	
		6.	Copy of Passport	B6	

	III.	Details of promoter in case of a Company				
		Sr. No.	Documents	Folder Name	Tick mark if provided	Remarks
		1.	Copy of MOA and AOA	B1		
		2.	Copy of address proof of the company	B2		
		3.	Copy of PAN Card	B3		
		4.	Copy of TAN	B4		
		5.	Copy of GST Certificate	B5		
		Details of the Chairman				
		1.	Copy of address proof of business	B6		
		2.	Copy of PAN Card	B7		
		3.	Copy of Aadhaar Card	B8		
		4.	Copy of Passport	B9		
		Details of the Managing Director				
		1.	Copy of address proof of business	B10		
		2.	Copy of PAN Card	B11		
		3.	Copy of Aadhaar Card	B12		
		4.	Copy of Passport	B13		
		Details of the Director				
		1.	Copy of address proof of business	B14		
		2.	Copy of PAN Card	B15		
		3.	Copy of Aadhaar Card	B16		
		4.	Copy of Passport	B17		
		Details of the company secretary				
		1.	Copy of address proof of business	B18		
		2.	Copy of PAN Card	B19		
		3.	Copy of Aadhaar Card	B20		
		4.	Copy of Passport	B21		

		Details of the Chief Financial Officer			
		1.	Copy of address proof of business	B22	
		2.	Copy of PAN Card	B23	
		3.	Copy of Aadhaar Card	B24	
		4.	Copy of Passport	B25	
		Details of the Chief Executive Officer			
		1.	Copy of address proof of business	B26	
		2.	Copy of PAN Card	B27	
		3.	Copy of Aadhaar Card	B28	
		4.	Copy of Passport	B29	
		Details of the Authorized signatory			
		1.	Copy of address proof of business	B30	
		2.	Copy of PAN Card	B31	
		3.	Copy of Aadhaar Card	B32	
		4.	Copy of Passport	B33	
	IV.	Details of the promoter in case of a Partnership Firm/ Limited liability partnership			
		Sr. No.	Documents	Folder Name	Tick mark if provided
		1.	Copy of Partnership Deed	B1	
		2.	Copy of address proof of the Firm	B2	
		3.	Copy of PAN Card	B3	
		4.	Copy of TAN	B4	
		5.	Copy of GST Certificate	B5	
		Details of the Managing Partner			
		1.	Copy of address proof of business	B6	
		2.	Copy of PAN Card	B7	
		3.	Copy of Aadhaar Card	B8	
		4.	Copy of Passport	B9	

		Details of the Partner			
		1.	Copy of address proof of business	B10	
		2.	Copy of PAN Card	B11	
		3.	Copy of Aadhaar Card	B12	
		4.	Copy of Passport	B13	
		Details of the Authorized Signatory			
		1.	Copy of address proof of business	B14	
		2.	Copy of PAN Card	B15	
		3.	Copy of Aadhaar Card	B16	
		4.	Copy of Passport	B17	
	V.	Details of the promoter in case of society			
		Sr. No.	Documents	Folder Name	Tick mark if provided
		1.	Copy of MOA and AOA	B1	
		2.	Copy of address proof of the society	B2	
		3.	Copy of PAN Card	B3	
		4.	Copy of TAN	B4	
		5.	Copy of GST Certificate	B5	
		Details of the President			
		1.	Copy of address proof of business	B6	
		2.	Copy of PAN Card	B7	
		3.	Copy of Aadhaar Card	B8	
		4.	Copy of Passport	B9	
		Details of the General Secretary			
		1.	Copy of address proof of business	B10	
		2.	Copy of PAN Card	B11	
		3.	Copy of Aadhaar Card	B12	
		4.	Copy of Passport	B13	

		Details of the Treasurer			
		1.	Copy of address proof of business	B14	
		2.	Copy of PAN Card	B15	
		3.	Copy of Aadhaar Card	B16	
		4.	Copy of Passport	B17	
		Details of Authorised Signatory			
		1.	Copy of address proof of business	B18	
		2.	Copy of PAN Card	B19	
		3.	Copy of Aadhaar Card	B20	
		4.	Copy of Passport	B21	
	VI.	Details of the promoter in case of a Trust			
		Sr. No.	Documents	Folder Name	Tick mark if provided
		1.	Copy of Trust Deed	B1	
		2.	Copy of address proof of business	B2	
		3.	Copy of PAN Card	B3	
		4.	Copy of Aadhaar Card	B4	
		5.	Copy of Passport	B5	
		Details of Author of the Trust			
		1.	Copy of address proof of business	B6	
		2.	Copy of PAN Card	B7	
		3.	Copy of Aadhaar Card	B8	
		4.	Copy of Passport	B9	
		Details of Trustee			
		1.	Copy of address proof of business	B10	
		2.	Copy of PAN Card	B11	
		3.	Copy of Aadhaar Card	B12	
		4.	Copy of Passport	B13	

Details of Beneficiary				
1.	Copy of address proof of business	B14		
2.	Copy of PAN Card	B15		
3.	Copy of Aadhaar Card	B16		
4.	Copy of Passport	B17		
Details of Authorized Signatory				
1.	Copy of address proof of business	B18		
2.	Copy of PAN Card	B19		
3.	Copy of Aadhaar Card	B20		
4.	Copy of Passport	B21		
Details of the promoter in case of an Authority				
Sr. No.	Documents	Folder Name	Tick mark if provided	Remarks
1.	Copy of proof of registration	B1		
2.	Copy of address proof of the authority	B2		
3.	Copy of PAN Card	B3		
4.	Copy of TAN	B4		
5.	Copy of GST Certificate	B5		
Details of the Head of the Authority				
1.	Copy of address proof of business	B6		
2.	Copy of PAN Card	B7		
3.	Copy of Aadhaar Card	B8		
4.	Copy of Passport	B9		
Details of the member				
1.	Copy of address proof of business	B10		
2.	Copy of PAN Card	B11		
3.	Copy of Aadhaar Card	B12		
4.	Copy of Passport	B13		

		Details of the Authorized Signatory			
		1.	Copy of address proof of business	B14	
		2.	Copy of PAN Card	B15	
		3.	Copy of Aadhaar Card	B16	
		4.	Copy of Passport	B17	
	VII.	Details of project consultants			
		Details of architect			
		Sr. No.	Documents	Folder Name	Tick mark if provided
		1.	Copy of address proof of business	BI	
		2.	Copy of PAN Card	BII	
		3.	Copy of Aadhaar Card	BIII	
		4.	Copy of Passport	BIV	
		Details of Structural Engineer			
		1.	Copy of address proof of business	BV	
		2.	Copy of PAN Card	BVI	
		3.	Copy of Aadhaar Card	BVII	
		4.	Copy of Passport	BVIII	
		Details of Chartered Accountant			
		1.	Copy of address proof of business	BIX	
		2.	Copy of PAN Card	BX	
		3.	Copy of Aadhaar Card	BXI	
		4.	Copy of Passport	BXII	
	VIII.	Details of registered agents			
		Details of agents			
		Sr. No.	Documents	Folder Name	Tick mark if provided
		1.	Copy of PAN Card	B1	

		2.	Copy of Aadhaar Card	B2		
		3.	Copy of Passport	B3		
		4.	Copy of registration certificate	B4		
FOLDER C						
5.	Various plans to be annexed					
	Sr. No.	List of plans		Folder Name	Tick mark if provided	Remarks
	1.	Layout plan		C1		
	2.	Demarcation plan		C2		
	3.	Zoning plan		C3		
	4.	Building plans including following				
	4.1	Site plan		C4		
	4.2	Floor plan		C5		
	4.3	Apartment plans		C6		
	4.4	Elevation plan		C7		
	4.5	X-section plan		C8		
	4.6	Structural plan		C9		
	4.7	Parking plan		C4		
	5.	Service plans and estimates				
	5.1	Service estimates		C10		
	5.2	Roads and pavement plan		C11		
	5.3	Electricity supply plan		C12		
	5.4	Water supply plan		C13		
	5.5	Sewerage plan		C14		
	5.6	Solid waste management plan		C15		
	5.7	Storm water drainage plan		C16		
	5.8	Street light plan		C17		
	5.9	Landscape plan		C18		

	5.10	10% land transferred to the govt. for community facility (if applicable)	C19		
	6.	Copy of superimposed demarcation plan on approved layout plan	C20		
	7.	PERT Chart/ project progress chart	C21		
	8.	Approved fire scheme plans	C10		
FOLDER D					
6.	Financial documents				
	Sr. No.	Documents	Folder Name	Tick mark if provided	Remarks
	1.	CA certificate for non-default in payment of debts and liabilities as on date in the given format	D1		
	2.	Copy of annual report of last three financial years	D2		
	3.	Copy of approval letter obtained from banks for home loan tie-up	D3		
	4.	Details of assets mortgaged/charged to the bank	D4		
	5.	ROC statement showing detail of charge on the project	D5		
	6.	Loan sanction letter from the financial institution	D6		
	7.	Repayment schedule of the bank loan	D7		
7.	Separate bank account documents				
	Sr. No.	Documents	Folder Name	Tick mark if provided	Remarks
	1.	Copy of PAN Card of the account holder	D8		
	2.	Copy of address proof of the person operating the account	D9		
	3.	Copy of Aadhaar Card of the person operating the account	D10		
	4.	Copy of Board Resolution for authorizing bank account operation	D11		
	5.	Affidavit of promoter regarding arrangement with the bank of master account	D12		

8.	Registration fee documents				
	Sr. No.	Documents	Folder Name	Tick mark if provided	Remarks
	1.	Copy of demand draft/bankers cheque submitted earlier	D13		
	2.	Copy of demand draft/bankers cheque for deficit fee	D14		
8.	Allottee related draft documents				
	A.	New Allottees			
		Sr. No.	Document	Folder Name	Tick mark if provided
		1.	Application form	D15	As specified by the authority
		2.	Allotment letter	D16	As specified by the authority
		3.	Builder buyer agreement	D17	As prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017/ additional details to be incorporated if specified by the authority
		4.	Conveyance deed	D18	As specified by the authority
		5.	Payment receipt	D19	As specified by the authority

	B.	Existing Allottees				
		Sr. No.	Documents	Folder Name	Tick mark if provided	Remarks
		1.	Copy of the draft allotment by which the apartments have been allotted/booked in favor of the apartment buyers	D15		
		2.	Copy of the draft agreement for sale which has been made.	D16		
		3.	Copy of the draft conveyance deed executed	D17		
		4.	Copy of performa for application form	D18		
		5.	Payment receipt	D19		
8.	Additional documents in case of ongoing projects					
	Sr. No.	Documents	Folder Name	Tick mark if provided	Remarks	
	1.	CA certificate for financial and inventory details in respect of ongoing project	D20			
	2.	Occupation certificate of complete phases in case of ongoing project	D21			

(Sd.) ...,
Secretary,
For Haryana Real Estate Regulatory Authority,
Gurugram.